

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- November 20, 2020
VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the October 16, 2020 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the November 20, 2020 regular meeting of the Board.

354-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Adrian Ledesma Same as applicant 2812 S. Trumbull Avenue Application for a variation to reduce the front setback from the minimum 8.27' to 1.5' for a proposed staircase and second floor deck entrance and removal of light pole for an existing two-story, two dwelling unit building.	WARD: 22
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- **Approved**

355-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2 The Chicago Trust Company Trustee B3Bec 4638 dated 4/5/18 Same as applicant 8168 S. Kenneth Avenue Application for a variation to reduce the combined side setback from the required 12.9' to 9.1' (north to be 4.8', south to be 4.3') for a proposed carport to serve an existing two-story single family residence.	WARD: 18
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- **Approved**

356-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Hair by Tuti A & P Management Series, LLC 7644 Series 7644 W. Belmont Avenue Application for a special use to establish a hair and nail salon.	WARD: 38
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- **Approved**

357-20-S	ZONING DISTRICT: B1-2	WARD: 26
APPLICANT:	Adam Rios dba A1 Cutz, LLC	
OWNER:	Doris Mercado	
PREMISES AFFECTED:	4035 W. North Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	
<ul style="list-style-type: none">• Approved		

358-20-S **ZONING DISTRICT: B3-1** **WARD: 21**

APPLICANT: Lucky Hair Braiding

OWNER: Winchester Retail Plaza

PREMISES AFFECTED: 1905 W. 87th Street

SUBJECT: Application for a special use to establish a hair braiding salon.

• Approved

359-20-S **ZONING DISTRICT:** B1-1 **WARD:** 19
APPLICANT: The Hair Loft II, LLC
OWNER: Pricon, LLC
PREMISES AFFECTED: 2215 W. 95th Street
SUBJECT: Application for a special use to establish a hair salon.
 • **Approved**

360-20-S	ZONING DISTRICT: B3-1	WARD: 41
APPLICANT:	The Parlour Ladies, LLC	
OWNER:	Lee & Jack Investments, LLC	
PREMISES AFFECTED:	7224 N. Harlem Avenue	
SUBJECT:	Application for a special use to establish a hair and nail salon.	
• Approved		

361-20-Z	ZONING DISTRICT: RM-5	WARD: 5
APPLICANT:	Crown Holdings Group, LLC 1411 E 67th, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1411 E. 67th Place	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 327 square feet to zero for the proposed conversion of an existing three-story, six dwelling unit building to a seven dwelling unit building with six new on-site parking spaces.	
<ul style="list-style-type: none">• Approved		

362-20-Z	ZONING DISTRICT: B2-3	WARD: 25
APPLICANT:	1900 W 17th, LLC	
OWNER:	Same as applicant.	
PREMISES AFFECTED:	1900 W. 17th Street	
SUBJECT:	Application for a variation to reduce the rear setback on floors containing dwelling units from 30' to 16.25' for a proposed third floor addition and the conversion of an existing two-story, 8 dwelling unit building to a three-story, eleven dwelling unit building.	
<ul style="list-style-type: none">• Approved		

- **Approved**

- **Approved**

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- Continued to February 19, 2021

- **Approved**

- **Approved**

- **Approved**

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- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Withdrawn**

- **Approved**

- **Approved**

- **Approved**

397-20-S	ZONING DISTRICT: B3-1	WARD: 34
APPLICANT:	Tre'Bella Nail Spa*	
OWNER:	103rd & Halsted, LLC	
PREMISES AFFECTED:	10349 S. Halsted Street	
SUBJECT:	Application for a special use to establish a nail salon.	
<ul style="list-style-type: none">• Approved		

398-20-S **ZONING DISTRICT:** DX-16 **WARD:** 42
APPLICANT: Yizar Nochimowski
OWNER: Mallers Building, LLC
PREMISES AFFECTED: 67 E. Madison Street # 1920
SUBJECT: Application for a special use to establish a valuable objects dealer.

- **Approved**

399-20-Z	ZONING DISTRICT: RM-4.5	WARD: 40
APPLICANT:	Matthew Collopy	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5138 N. Claremont Avenue	
SUBJECT:	<p>Application for a variation to reduce the front setback from the required 15' to 11.6', south side yard setback from 2.48' to 0.91' (north to be 3.41'), combined side yard setback from 6.2' to 4.32' to subdivide one zoning lot into two zoning lots. The existing three-story residential building being converted from three dwelling units to four dwelling units shall remain. The newly created lot (5134 N. Claremont) shall be vacant.</p>	
• Approved		

400-20-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	4 star 3358 Southport, LLC dba Tuco and Blondie	
OWNER:	Big Tree Chute, LLC	
PREMISES AFFECTED:	3356-58 N. Southport Avenue	
SUBJECT:	Application for a special use to reduce the required parking from four parking spaces to one to serve an existing three-story restaurant with a four dwelling unit building with a proposed outdoor bar addition. This is a transit served location.	
<ul style="list-style-type: none">• Approved		

401-20-S	ZONING DISTRICT: PMD-8A	WARD: 11
APPLICANT:	TP Packers, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4301 S. Packers Avenue	
SUBJECT:	Application for a special use to establish a major utilities and service which will allow for an existing one-story building to be used for transit maintenance with outdoor vehicle storage.	
<ul style="list-style-type: none">• Continued to December 18, 2020		

*Amended at hearing

- Continued to December 18, 2020

- **Approved**

- Continued to January 15, 2021

- Continued to January 15, 2021

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its October 16, 2020 regular meeting, with the exception of Board Cal. Nos. 329-20-S, 332-20-Z, 345-20-S, 348-20-Z, 349-20-Z, 277-20-S, 278-20-Z, 279-20-Z, 280-20-Z and 290-20-S.

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